

Pre-Lodgement Application Form

Portal Application number:
PAN-183282

Applicant contact details

| | |
|--|-----------------------------------|
| Title | |
| First given name | Vince |
| Other given name/s | |
| Family name | Hardy |
| Contact number | 0408866913 |
| Email | vhardy@cityscape.net.au |
| Address | PO Box 127 Glenbrook NSW 2773 |
| Application on behalf of a company, business or body corporate | Yes |
| ABN | 37089650386 |
| ACN | 089650386 |
| Name | HARDY CONSULTANT SERVICES PTY LTD |
| Trading name | CITYSCAPE PLANNING & PROJECTS |
| Is the nominated company the applicant for this application? | Yes |

Owner/s of the development site

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| Owner/s of the development site | A company, business, government entity or other similar body owns the development site |
| Owner # | 1 |
| Company, business or body corporate name | Penrith City Council |
| ABN / ACN | |

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Developer details

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|---------------|--|
| ABN | |
| ACN | |
| Name | |
| Trading name | |
| Address | |
| Email Address | |

Development details

| | |
|-----------------------------|-----------------------------------|
| Application type | Development Application |
| Site address # | 1 |
| Street address | 27A PHOENIX CRESCENT ERSKINE PARK |
| Local government area | PENRITH |
| Lot / Section Number / Plan | |
| Primary address? | Yes |

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| Planning controls affecting property | Land Application LEP NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA |
|--------------------------------------|---|

Proposed development

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| Proposed type of development | Subdivision of land |
| Description of development | Subdivision of land to create three Torrens Title lots |
| Dwelling count details | |
| Number of dwellings / units proposed | 0 |
| Number of storeys proposed | |
| Number of pre-existing dwellings on site | |
| Number of dwellings to be demolished | |
| Number of existing floor area | |
| Number of existing site area | |
| | |
| Cost of development | |
| Estimated cost of work / development (including GST) | \$50,000.00 |
| Do you have one or more BASIX certificates? | No |
| | |
| Subdivision | |
| Number of existing lots | 1 |
| Is subdivision proposed? | Yes |
| Type of subdivision proposed | Torrens Title |
| Number of proposed lots | 3 |
| | |
| Proposed operating details | |
| Number of staff/employees on the site | |
| Number of parking spaces | |
| Number of loading bays | |
| Is a new road proposed? | |
| | |
| Concept development | |
| Is the development to be staged? | No, this application is not for concept or staged development. |
| | |
| Crown development | |
| Is this a proposed Crown development? | No |

Related planning information

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| Is the application for integrated development? | No |
| Is your proposal categorised as designated development? | No |
| Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat? | No |
| Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)? | Yes |
| Would you like to answer questions in this form to complete the variation request or upload a supporting document | Complete questions |
| What is the name of the relevant environmental planning instrument? eg. LEP, SEPP | Local Environmental Plan (LEP) |
| Relevant LEP | Penrith LEP 2010 |
| What is the zone of the land? | |
| Address | 27A PHOENIX CRESCENT ERSKINE PARK |
| Zone | |
| What are the objectives of the zone(s) ? | |
| Development Standard Variation details | |
| Name of the development standard being varied | Lot Size |
| Clause name | 4.1(4B) |
| Numeric value of the standard being varied | 15 |
| Numeric value of the development against this standard | 12.12 |
| Percentage value of the proposed variation | 19.2 |
| What are the objectives of the development standard(s) ? | |
| How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ? | |
| Are there sufficient environmental planning grounds to justify variation of the development standard(s) ? | |
| Is there any other relevant information to be considered to justify variation of the development standard(s) ? | |
| Is the application accompanied by a voluntary planning agreement (VPA) ? | No |
| | |
| Section 68 of the Local Government Act | |
| Is approval under s68 of the Local Government Act 1993 required? | No |
| | |
| | |
| 10.7 Certificate | |
| Have you already obtained a 10.7 certificate? | No |
| | |
| Tree works | |
| Is tree removal and/or pruning work proposed? | Yes |
| Please provide a description of the proposed tree removal and/or pruning work | The development proposes the removal of eleven trees (11) located in the central and rear section of proposed lots 2 and 3. |
| Number of trees to be impacted by the proposed work | 11 |
| Land area to be impacted by the proposed work | |
| Units | Square metres |
| Approximate area of canopy REQUESTED to be removed | 300 |
| Units | Square metres |
| | |

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| Local heritage | |
| Does the development site include an item of environmental heritage or sit within a heritage conservation area. | No |
| Are works proposed to any heritage listed buildings? | No |
| Is heritage tree removal proposed? | No |
| Affiliations and Pecuniary interests | |
| Is the applicant or owner a staff member or councillor of the council assessing the application? | Yes |
| Description provided | Penrith City Council is the owners of the lands subject of the Development Application |
| Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application? | No |
| Political Donations | |
| Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years? | No |
| Please provide details of each donation/gift which has been made within the last 2 years | |

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

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|-----------------|--|
| Company Name | |
| ABN | |
| ACN | |
| Trading Name | |
| Email address | |
| Billing address | |

Application documents

The following documents support the application.

| Document type | Document file name |
|---|---|
| Arborists report | Arboricultural Impact Assessment Report - Pacific & Phoenix Reserve Dec 2021 Revision A |
| Biodiversity Assessment Report | 20205_BDAR_PacificRd_ErskinePark_v2 |
| Civil Engineering Plan | A110766-02-DA3 110766-02-DA301-A |
| Clause 4.6 variation request | pacific cres clause 4.6 220125 |
| Contamination / remediation action plan | 110766-02-DA301-A 20210506 EKURP IMPLEMENTATION GETEX Air Monitoring Report Pacific Drive Erskine Park |
| File | 20210506 EKURP IMPLEMENTATION GETEX DSI Pacific Road Erskine Park |

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| Proposed Subdivision plan | 20407 - Pheonix Crescent, Erskine Park - DRAFT Plan of Subdivision - Issue B |
| Statement of environmental effects | Pacific Cres SEE 211225 |
| Survey plan | 20200731 EKURP Planning Phoenix Reserve Detailed Site Survey |
| Traffic report | Traffic report and Parking Assessment Parking and Traffic Consultants |

Applicant declarations

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| I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct. | Yes |
| I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application. | Yes |
| I understand that if incomplete, the consent authority may request more information, which will result in delays to the application. | Yes |
| I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal | Yes |
| I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it. | Yes |
| I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice | Yes |
| I agree to appropriately delegated assessment officers attending the site for the purpose of inspection. | Yes |
| I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s). | |